

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON FEBRUARY 18, 2004
(Approved March 4, 2003)

The Planning Commission held their monthly meeting on Wednesday, February 18, 2004. Present for the meeting were Harold Kulp, Constance Megay, Walter Woessner, Roy Kolb, and Eugene Snyder. Also present was Mr. Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:05 p.m. and the pledge was recited.

1. MINUTES

Mrs. Megay moved to ratify the December 4, 2003 workshop meeting as presented. Mr. Woessner seconded the motion. The motion carried unanimously.

Mrs. Megay moved to approve the minutes of the January 21, 2004 monthly meeting as amended. Mr. Kolb seconded the motion. The motion carried unanimously. Amendment being under subheading, Bethel Church Road Subdivision, in the sixth paragraph in the first sentence replace the words "could be" with "and".

Mr. Snyder moved to approve the 2003 Planning Commission Annual Report dated February 11, 2004 as presented. Mrs. Megay seconded the motion. The motion carried unanimously.

There were no citizen comments.

2. CALVARY BAPTIST CHURCH

Mr. William Conver of Conver and Smith Engineering, Inc., Mr. David Bowman, representative for Calvary Baptist Church and Pastor Spears were present.

Mrs. Megay moved to recommend waiver from Section 712.A(2) of the Subdivision and Land Development Ordinance to allow the proposed driveway access onto Old Schuylkill Road to be approximately 16' from the centerline of Pheasant Lane as measured centerline to centerline. Mr. Kolb seconded the motion. The motion carried unanimously.

Mr. Woessner moved to recommend waiver from Section 712.D(2) of the Subdivision and Land Development Ordinance to allow the proposed driveway to be approximately 40' from the driveway on the Keith A. Long Trust & Roberta M. Long Trust property as opposed to the required distance of 75'. Mrs. Megay seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waiver from Section 105.7 of the Driveway Ordinance to allow the proposed driveway to be 0' from Pheasant Lane as measured to the street right-of-way line. Mr. Woessner seconded the motion. The motion carried unanimously.

Request for waiver from Section 105.6 of the Driveway Ordinance was withdrawn.

There was a brief discussion regarding the Township Engineer review letter dated February 10, 2004. Mr. Woessner moved to not require sidewalks for this project. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Conver reiterated Calvary Baptist Church's agreement to install a gate at the driveway. Mr. Buler stated the drive on Lot 1 would be phased out within a year leaving only grass.

Mrs. Megay moved to request the Township Engineer prepare a preliminary plan approval resolution with contingencies being:

- ❑ Approval of recommended waivers
- ❑ McMahon Associates, Inc. letter dated February 18, 2004 - comment 4 be addressed
- ❑ ARRO Consulting, Inc letter dated February 10, 2004 – comments 1, 2 and 3 under SALDO, comments 1, 3, and 4 under General be addressed
- ❑ The gate is to be relocated 25' from the edge of right-of-way.

Mr. Woessner seconded the motion. The motion carried unanimously.

3. JAMES DIGIUSEPPE

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. was present.

Mr. Kelczewski noted justifications for waiver from Sections 705.1.A(4) and 708.7 of the Subdivision and Land Development Ordinance require resubmission.

The waiver request from Section 301.5.B(8) of the Stormwater Management Ordinance has been withdrawn due to non-existence of Inlet #4.

There was a discussion regarding the request for waiver from Section 705.5 of the Subdivision and Land Development Ordinance. Mrs. Megay moved to request the Board of Supervisors to authorize the Township Solicitor to provide a legal opinion to determine if the Township can enforce right-of-way issues on the Lacon property caused by the proposed James Road of the DiGiuseppe Subdivision. Mr. Woessner seconded the motion. The motion carried unanimously.

The waiver request for Section 705.1.A(2) of the Subdivision and Land Development Ordinance is to be amended by the applicant.

The waiver requests for Sections 705.4 and 702.8 relate the Lacon property right-of-way issue.

Mr. Woessner moved to recommend waiver from Section 712.A(2) of the Subdivision and Land Development Ordinance to allow the separation distances for the existing Mattis property and Parke property driveways to the proposed James Road entrance at Kulp Road to be 13' and 37', respectively, as measured centerline to centerline. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Woessner moved to recommend waiver from Section 105.7 of the Driveway Ordinance to allow the existing Mattis property driveway to be located across from but within the 50' right-of-way for proposed James Road and the separation distance from the Parke property driveway centerline to the northern right-of-way of proposed James Road to be 21'. Mrs. Megay seconded the motion. The motion carried unanimously.

There was a brief review of Memo WJW 40216-1. A waiver from Section 704.2.E of the Subdivision and Land Development Ordinance will be needed which requires a 100' tangent between reverse curves. The road configuration in front of Lot 3 scales to about 30'.

The applicant agreed to add 4' shoulders to the 900' long driveway as required by the SALDO 705.1.C.

4. BLOSSOM MEADOWS II

Mr. Andrew Zimmerman of Commonwealth Engineering was present.

There was a brief discussion regarding the final plan last revised December 29, 2003. The Planning Commission noted the applicant has to request a waiver from Section 105.10 of the Driveway Ordinance.

5. CARL SUBDIVISION

Mr. Glenn Kelczewski and Mr. William Conner of Conner and Smith Engineering, Inc. were present.

There was a brief review of the Carl Subdivision final minor subdivision plan last revised January 27, 2004.

Mr. Woessner moved to not require curbs or sidewalks for this project. Mrs. Megay seconded the motion. The motion carried unanimously.

The Planning Commission noted the applicant has to seek a waiver concerning swales and pipes from Section 105.10 of the Driveway Ordinance.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

The next workshop meeting is scheduled for March 4, 2004 at 7:00 p.m. Mr. Kulp noted

Mr. Kulp made note of various seminars scheduled to take place this spring.

ADJOURNMENT

Mrs. Megay moved to adjourn the monthly meeting at 9:40 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary